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Date: 4/29/24

To: City of Encinitas

Regarding: Ocean Bluff- Architecture Package Redline Comments

Project Data Sheet

1. State Density Bonus Law Language has been updated by Civil Engineer and is reflected on Project Data Sheet
2. Lot Coverage / Setback Data including R3 and RR2 has been updated by Civil Engineer and is reflected on Project Data Sheet
3. Lot Coverage / Setbacks Data including 22' and 26' Building Height information has been coordinated with Civil Engineer is reflected on Project Data Sheet

Architectural Site Plan Sheet

4. Additional dimensions added at lots 6 and 12 as requested
5. Architectural Site Plan – Civil has added dimensions from rear property line to structure
6. Architectural Site Plan – Affordable Units have been designated

Architectural Site Plan Sheet

7. Plan 4- Lots 20, 22, and 25 are included
8. Regarding DS5.5.3, no plastic is currently proposed. Any aluminum, if used for the project would be non-reflective. Roofing materials will be non-reflective.

Plan 2AR (3384)- Coastal Traditional Elevations

9. 22' and 26' Building Heights have been remeasured per conversations with Staff